

**UNITED STATES BANKRUPTCY APPELLATE PANEL
FOR THE FIRST CIRCUIT**

**BAP No. MW 02-024
BAP No. MW 02-030
(consolidated appeals)**

**Bankruptcy Case No. 98-12605-JNF
Adversary Proceeding No. 00-1206**

**IN RE: THE CHURCH WITH THE GOOD NEWS, INC.,
Debtor.**

**DONALD R. LASSMAN, CHAPTER 11 TRUSTEE,
Plaintiff-Appellant,**

v.

**GEORGE J. MIZHIR, INDIVIDUALLY AND
AS TRUSTEE OF THREE M. REALTY TRUST,
Defendant-Appellee.**

**Appeal from the United States Bankruptcy Court
for the District of Massachusetts
(Hon. Joan N. Feeney, U.S. Bankruptcy Judge)**

**Before
LAMOUTTE, VAUGHN, and KORNREICH,
U.S. Bankruptcy Appellate Panel Judges.**

David L. Kelston, Esq. on brief for Appellant.

Steven A. Kressler, Esq. on brief for Appellee.

January 21, 2003

PER CURIAM

Donald R. Lassman, Chapter 11 Trustee, appeals from the Memorandum Opinion and Order (the “Opinion and Order”) entered by the United States Bankruptcy Court for the District of Massachusetts (the “Bankruptcy Court”) on April 16, 2002. We have reviewed the record, the briefs filed by the parties, and the applicable law. We view the findings and rulings set forth in the Opinion and Order as being well-reasoned and well-supported, and we are not able to improve on the Bankruptcy Court’s language or logic. Accordingly, the Panel affirms the judgment below in favor of the Appellee, George J. Mizhir, Individually and as Trustee of the Three M. Realty Trust, for substantially all the reasons set forth in the Opinion and Order.